

**Certificate of Notice Page 1 of 2**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 John G Wadsworth  
 Debtor

Case No. 17-17892-elf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-4

User: DonnaR  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Dec 06, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 08, 2019.

db +John G Wadsworth, 526 Hallman Road, Douglassville, PA 19518-9330

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 08, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 6, 2019 at the address(es) listed below:

CELINE P. DERKRIKORIAN on behalf of Creditor BB&T Mortgage ecfmail@mw-c-law.com  
 CELINE P. DERKRIKORIAN on behalf of Creditor Branch Banking And Trust Company  
 ecfmail@mw-c-law.com  
 CHRISTOS A. KATSAOUNIS on behalf of Creditor Commonwealth of Pennsylvania, Department of  
 Revenue RA-occbankruptcy5@state.pa.us, RA-occbankruptcy6@state.pa.us  
 FRANCIS THOMAS TARLECKI on behalf of Creditor BB&T Mortgage ecfmail@ecf.courtdrive.com,  
 ecfmail@mw-c-law.com  
 FREDERICK L. REIGLE on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com,  
 ecf\_frpa@trusteel3.com  
 JASON BRETT SCHWARTZ on behalf of Creditor U.S. Bank Trust National Association as Trustee of  
 Chalet Series III Trust jschwartz@mesterschwartz.com  
 KEVIN G. MCDONALD on behalf of Creditor MTGLQ INVESTORS, L.P. bkgroup@kmlawgroup.com  
 MATTEO SAMUEL WEINER on behalf of Creditor MTGLQ INVESTORS, L.P. bkgroup@kmlawgroup.com  
 MATTHEW CHRISTIAN WALDT on behalf of Creditor Select Portfolio Servicing, Inc.  
 mwaldt@milsteadlaw.com, bkecf@milsteadlaw.com  
 MATTHEW CHRISTIAN WALDT on behalf of Creditor Select Portfolio Servicing, Inc. as servicing  
 agent for Wells Fargo Bank, N.A., as Trustee mwaldt@milsteadlaw.com, bkecf@milsteadlaw.com  
 RAYMOND M. KEMPINSKI on behalf of Creditor BB&T Mortgage raykemp1006@gmail.com,  
 raykemp1006@gmail.com  
 ROLANDO RAMOS-CARDONA on behalf of Trustee FREDERICK L. REIGLE ecfmail@readingchl3.com  
 SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingChl3.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
 WILLIAM B. CALLAHAN on behalf of Debtor John G Wadsworth bill@billcallahanlaw.com

TOTAL: 15

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In Re: JOHN G. WADSWORTH  
Debtor

Case No. 17-17892 ELF  
Chapter 13  
Hearing Date: December 5, 2019

**ORDER APPROVING THE SALE OF REAL ESTATE**

AND NOW, this 5th day of December 2019, in consideration of the Motion of John G. Wadsworth for Approval of an Agreement for the Sale of Real Estate, there being no response thereto, it is hereby ORDERED, effective immediately:

Debtor, John G. Wadsworth's Agreement for the Sale of 124 Maplewood Drive, Douglassville, PA, is hereby APPROVED, and Debtor may proceed with the sale of that property, and shall be permitted to deliver clear title to the property, free of any encumbrances or restrictions imposed by this Bankruptcy. Upon the sale of the property, Debtor shall deliver the net proceeds sum of \$138,430.66 immediately to Trustee Scott Waterman.



\_\_\_\_\_  
Bankruptcy Judge  
ERIC L. FRANK

**Interested Parties:**

William B. Callahan, Esquire  
Law Offices of William B. Callahan  
1800 East High Street, Suite 150  
Pottstown, PA 19464

Scott Waterman, Trustee  
2901 St. Lawrence Avenue, Suite 100,  
Reading, PA 19606  
Attn: Rolando Ramos-Cardona